

### CURVE TABLE

CRS#	START	END	STA	TYPE
1	22+00	22+50	22+25	30.00'
2	22+50	23+00	22+75	45.00'
3	23+00	23+50	23+25	30.00'
4	23+50	24+00	23+75	45.00'

### WETLAND TABLE

TYPE	START	END	STA
1	22+00	22+50	22+25
2	22+50	23+00	22+75
3	23+00	23+50	23+25
4	23+50	24+00	23+75
5	24+00	24+50	24+25
6	24+50	25+00	24+75
7	25+00	25+50	25+25
8	25+50	26+00	25+75
9	26+00	26+50	26+25
10	26+50	27+00	26+75

### SITE DATA and ZONING SCHEDULE

**GENERAL INFORMATION**

PROJECT AREA: 1.14 AC. (14,130 S.F.)

PROPOSED LOT AREA: 1.14 AC. (14,130 S.F.)

PROPOSED LOT WIDTH: 75 FT.

PROPOSED LOT DEPTH: 183 FT.

PROPOSED LOT AREA: 13,635 S.F.

PROPOSED LOT COEFFICIENT: 0.96

PROPOSED LOT FRONT SETBACK: 25 FT.

PROPOSED LOT SIDE SETBACK: 10 FT.

PROPOSED LOT REAR SETBACK: 10 FT.

PROPOSED LOT CORNER SETBACK: 10 FT.

PROPOSED LOT FRONT YIELD: 2.00

PROPOSED LOT SIDE YIELD: 1.00

PROPOSED LOT REAR YIELD: 1.00

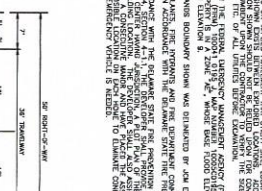
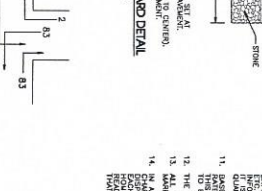
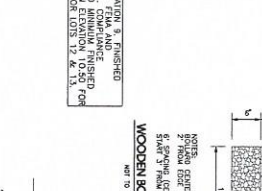
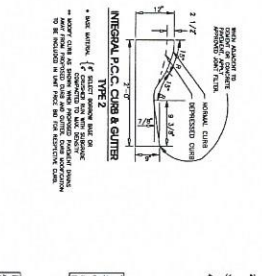
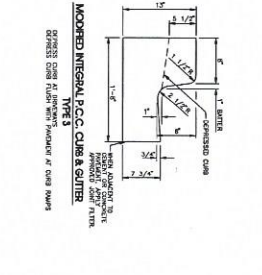
PROPOSED LOT CORNER YIELD: 1.00

PROPOSED LOT FRONT SETBACK: 25 FT.

PROPOSED LOT SIDE SETBACK: 10 FT.

PROPOSED LOT REAR SETBACK: 10 FT.

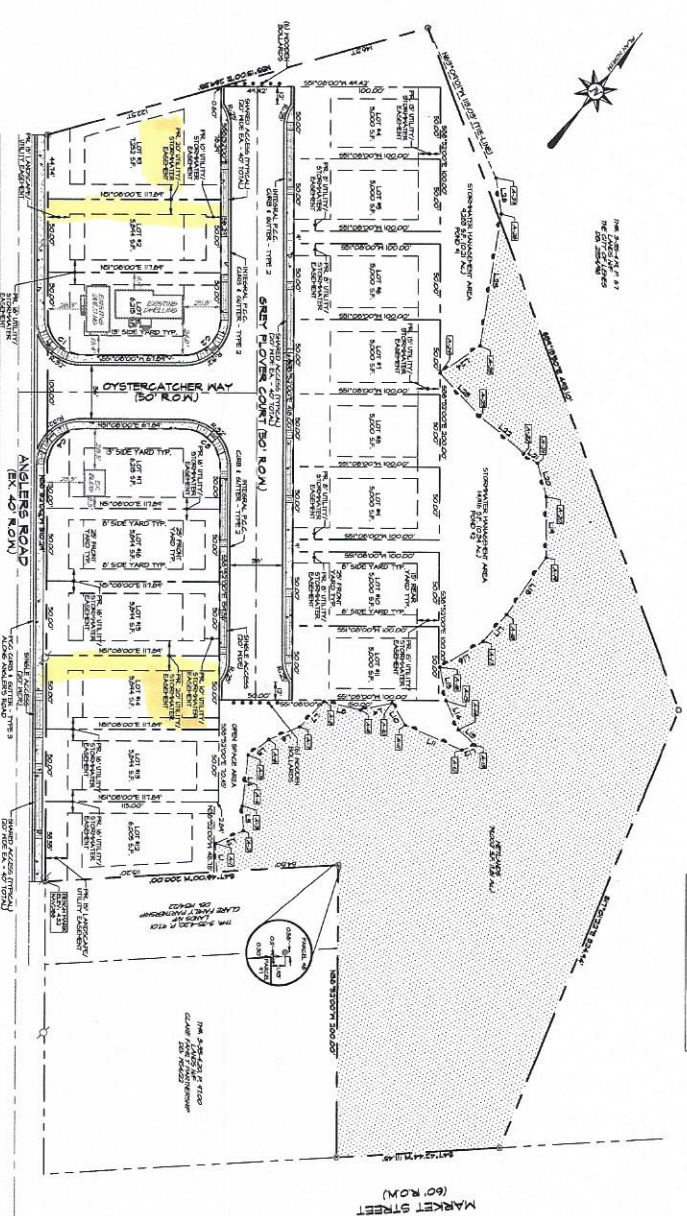
PROPOSED LOT CORNER SETBACK: 10 FT.



### GENERAL NOTES

- THE PROJECT SITE IS SHOWN AS ANGRY'S NEST (P. 1-3-10-10) AND IS LOCATED ON THE BLOCK SIDE OF MARKET STREET (25' FROM THE INTERSECTION).
- EXISTING AND PROPOSED DRIVEWAYS ARE SHOWN BY THE CITY OF LENOX. ALL DRIVEWAYS SHALL BE CONFORMANT WITH THE CITY OF LENOX SPECIFICATIONS FOR DRIVEWAYS (ADOPTED 1978).
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RE: REQUEST TO REDUCE/VACATE UTILITY/STORMWATER EASEMENT TO 8' ALONG NW PROPERTY LINE OF LOTS 2 AND 14,



### PLANNING COMMISSION CERTIFICATE

I, the undersigned, Planning Commissioner, do hereby certify that the proposed project complies with the Comprehensive Zoning Ordinance of the City of Lenox, Virginia, and that the project is in accordance with the Comprehensive Zoning Ordinance of the City of Lenox, Virginia.

DATE: \_\_\_\_\_

PLANNING COMMISSIONER: \_\_\_\_\_

<b>RECORD PLAN</b> <b>ANGLER'S NEST</b> CITY OF LENOX - SUSSSEX COUNTY - VIRGINIA		OWNER/APPLICANT: R.J.L. ENTERPRISES, LLC PROJECT NO.: 2018-01-01 SCALE: AS SHOWN
<b>PARCEL INFORMATION</b> LOT: 3-10-1-01, PARCEL 18 GROSS AREA: 2.16 ACRES NET AREA: 0.14 ACRES		APPROVED BY: [Signature] DESIGNED BY: [Signature] DRAWN BY: [Signature] DATE: 01-2021
<b>KERCHER ENGINEERING, INC.</b> ENGINEERS • PLANNERS • SURVEYORS 1244 SHAW ROAD, SUITE 200, LENOX, VA 22049 (434) 755-1234		

### REVISIONS

NO.	DATE	DESCRIPTION
1	01/20/21	ISSUED FOR PERMIT
2	02/01/21	REVISED PER COMMENTS
3	02/15/21	REVISED PER COMMENTS
4	02/25/21	REVISED PER COMMENTS
5	03/01/21	REVISED PER COMMENTS
6	03/15/21	REVISED PER COMMENTS
7	03/25/21	REVISED PER COMMENTS
8	04/01/21	REVISED PER COMMENTS
9	04/15/21	REVISED PER COMMENTS
10	04/25/21	REVISED PER COMMENTS